

# MILPITAS OVERSIGHT BOARD

TO THE CITY OF MILPITAS ACTING AS THE RDA SUCCESSOR AGENCY

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455 EAST CALAVERAS BOULEVARD, MILPITAS, CA 95035-5479  
GENERAL INFORMATION: 408-586-3000 [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

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## **MILPITAS OVERSIGHT BOARD SPECIAL MEETING**

Milpitas City Hall, Committee Room  
455 E. Calaveras Blvd., Milpitas, CA

### **MEMBERS:**

*Michael Mendizabal, Chairman*  
*Armando Gomez*  
*Maribel Medina*  
*Emma Karlen*  
*Bruce Knopf*  
*Mike McInerney*  
*Glen Williams*

### **ALTERNATES:**

*Felix Reliford*  
*Nimrat Johal*  
*Jane Corpus Takahashi*  
  
*Michael Murdter*  
*Alan Minato*

## **Minutes of the June 19, 2014, Special Meeting**

### **I. CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE**

Chair Mendizabal called the meeting to order at 4:00 pm.

### **ROLL CALL**

**MEMBERS PRESENT:** Mike Mendizabal, Maribel Medina, Armando Gomez, Emma Karlen, Mike McInerney, Michael Murdter,\* and Glen Williams

\* Bruce Knopf arrived at 4:07, during item IV.A., at which time his alternate Mr. Murdter moved to the audience

**MEMBERS ABSENT:** None

### **II. PUBLIC FORUM** None.

### **III. APPROVAL OF AGENDA**

Moved by Mr. McInerney and seconded by Mr. Williams, to approve the agenda which passed unanimously.

### **V. NEW BUSINESS**

#### **A. Adopt Resolution(s) Directing the Transfer of Government Use Properties and Capital Assets to the City of Milpitas Pursuant to Health and Safety Code Section 34191(a).**

Ms. Gore presented the staff report recommending adopting a resolution transferring Government Use Properties and Capital Assets to the City of Milpitas. A settlement agreement was approved by the City of Milpitas, the Successor Agency, the Milpitas Economic Development Corporation, the Milpitas Housing Authority, the County of Santa Clara and its Auditor-

Controller, the Santa Clara County Office of Education, the State Controller and the State Department of Finance. Ms. Gore explained that, under the settlement, the parties had agreed to jointly recommend that the Oversight Board approve the transfer of specified properties as "government use." Based on this provision the Oversight Board had called a special meeting to consider the transfer. She then suggested that the attorneys that had negotiated the settlement agreement provide additional information on its terms.

Mr. James Williams, Deputy County Executive, thanked the City Manager, Mr. Tom Williams, the City Attorney, Mr. Mike Ogaz, and the Finance Director, Ms. Emma Karlan, for their hard work in reaching a settlement agreement. Mr. Williams reported that the overall settlement deals with all the issues that were involved in the litigation, including the due diligence review cash remittance, the State Controller's audit, and the property transfers. Mr. Williams explained that if the Board approved the government use property resolution, it would allow the transfer of the listed properties to the City, contingent upon the City making the full cash remittance payment. Following the cash remittance payment, the City would receive a finding of completion. The City is required to return the remaining properties to the Successor Agency. The disposition of these properties would be addressed later as part of a long range property management plan. The County jointly recommended approval of the resolution.

Mr. Ogaz concurred with Mr. Williams, adding that the agreement has been signed and executed by the Milpitas entities, as well as the State Controller, Department of Finance, County entities, and the County Office of Education. Mr. Ogaz also recommended that the Oversight Board adopt the resolution. Mr. Ogaz pointed out that normally the DOF would have the ability to review the Board's decision on government use properties but, in this case, DOF pre-reviewed the settlement agreement and agreed to its contents.

Chair Mendizabal asked if the McCandless property would stay with the Milpitas Economic Development Corporation (MEDC). Mr. James Williams confirmed that the property would stay with the MEDC, but that the cash remittance includes the return of the cash used to purchase the property. The property had not been ordered back by the State Controller or the Department of Finance.

It was moved by Mr. Murdter and seconded by Mr. McInerney to approve the resolution directing the transfer of Government Use Properties and Capital Assets to the City of Milpitas. The resolution passed with the following vote:

**AYES:** Mendizabal, Medina, Gomez, Karlan, Knopf, McInerney & Williams

**NOES:** (0)

Ms. Medina commended all parties for negotiating the deal and thanked them for all their hard work. Mr. Knopf commented that a lot of hard work went into this and the agreement shows it. Mr. Glen Williams concurred with Ms. Medina and Mr. Knopf, and expressed that he is looking forward to working together.

## **B. Elect Chair and Vice-Chair of the Board**

Ms. Gore presented the item, explaining that Section 200 of the Oversight Board's adopted Rules and Regulations provide that the Board shall elect a chair and vice chair at the first regular meeting following the first day of March every year..

After some discussion, it was moved by Mr. Knopf and seconded by Mr. Glen Williams to nominate Ms. Maribel Medina as Chair and Mr. Mike McInerney as Vice-Chair.

Ms. Karlan offered an alternative motion, nominating Mr. Mendizabal as Chair. Mr. Mendizabal thanked her for the nomination, but declined the nomination before any second was offered.

Mr. Knopf's motion was approved unanimously.

Mr. Mendizabal invited Ms. Medina to chair the remainder of the meeting.

Ms. Medina thanked Mr. Knopf for the nomination and the honor of serving the Board as Chair.

#### **V. SET NEXT MEETING DATE**


The next regular meeting will be Thursday, September 18, 2014, at 4:00 p.m.

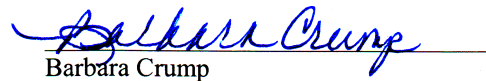
#### **ADJOURNMENT**

Moved by Mr. Gomez and seconded by Mr. Knopf to adjourn the meeting, which passed unanimously. Chair Medina adjourned the meeting at 4:18 p.m.

*Meeting minutes drafted and submitted by  
Barbara Crump, Board Secretary*

*Approved on September 18, 2014:*

  
Maribel S. Medina  
Oversight Board Chair

  
Barbara Crump  
Oversight Board Secretary